

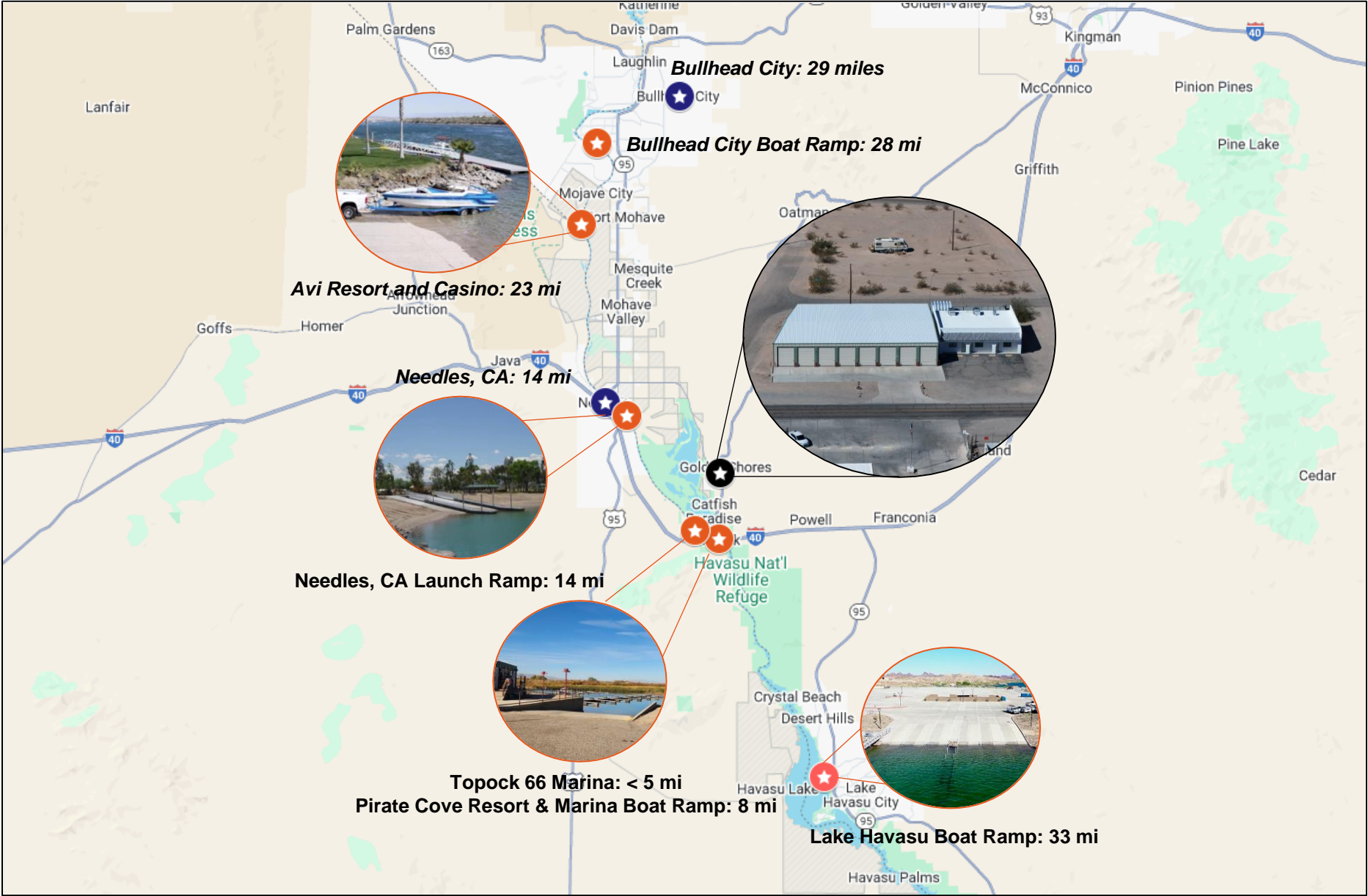


KC Boat Storage
12937 S. Oatman Hwy Topock, Golden Shores, AZ
6,771 NRSF | Indoor Boat Storage Facility

**DRACHMAN
M&A Co.**

Roy Drachman Realty Company
Roy Drachman: BR006575000
Roy Drachman Realty Company: CO002545000

KC Boat Storage



KC Boat Storage

Location is close to the I-40 Fwy, Park Moabi CA, and Pirate Cove Resort. In the town of Topock/Golden Shores, AZ

Opportunity Summary

NRSF	6,771
Units	14
Occupancy	85%
Lot Size	0.30 Acre
Year Built	March 2007
Maintenance	Self Performed
Management	Self Managed
Property Tax	~\$3,500
Insurance	\$1,839/year



8 Units on East Side of Property

Actual	Annual Run Rate
Rental Income	\$ 35,700
Management*	3,570
Insurance	1,839
R&M*	1,500
Prop Tax	3,500
NOI	\$ 25,291

*These expenses are estimates as they are not actively tracked by owner



6 Units on West Side of Property

3 Year Pro Forma

Year 1			Year 2			Year 3		
Unit Monthly Rate	\$250		Unit Monthly Rate	\$260		Unit Monthly Rate	\$275	
Gross Potential Rent	\$ 42,000		Gross Potential Rent	\$ 43,680		Gross Potential Rent	\$ 46,200	
Vacancy	2,940	7%	Vacancy	3,120	7%	Vacancy	3,300	
Management	3,906	10%	Management	4,056	10%	Management	4,290	
Utilities		NA	Utilities		NA	Utilities		
Insurance	1,839		Insurance	1,931		Insurance	2,027	
R&M	1,500		R&M	1,575		R&M	1,654	
Prop Tax	3,500		Prop Tax	3,675		Prop Tax	3,859	
NOI	\$ 28,315		NOI	\$ 29,323		NOI	\$ 31,070	

KC Boat Storage – Competitive Analysis

Competitive Overview						
Comp	Facility	Address	Distance	Unit Size	Monthly Rate	Price per Sqft
	KC Boat Storage	12937 S. Oatman Hwy Topock, Golden Shores, AZ		12x37.5	\$250	\$0.56
1	Mohave Storage Golden Shores	12975 S Oatman Hwy, Topock, AZ 86436	.07 mi	12x32x9	\$225	\$0.59
2	Mohave Storage Chiricahua	5062 Chiricahua Dr, Topock, AZ 86436	0.2 mi	10x21.5x10	\$115	\$0.53
3	Lock'N'Roll Storage	12920 Oatman Hwy, Historic Rte 66, Topock, AZ 86436	.05 mi	12x40	N/A	N/A
4	Toybox Storage	14979 Passage Way, Lake Havasu, AZ 86404	15 mi	12x35	\$365	\$0.87
5	OC Gateway Partners	14808 Admission Wy, Lake Havasu City, AZ 86404	15 mi	12x40x14	\$250	\$0.52



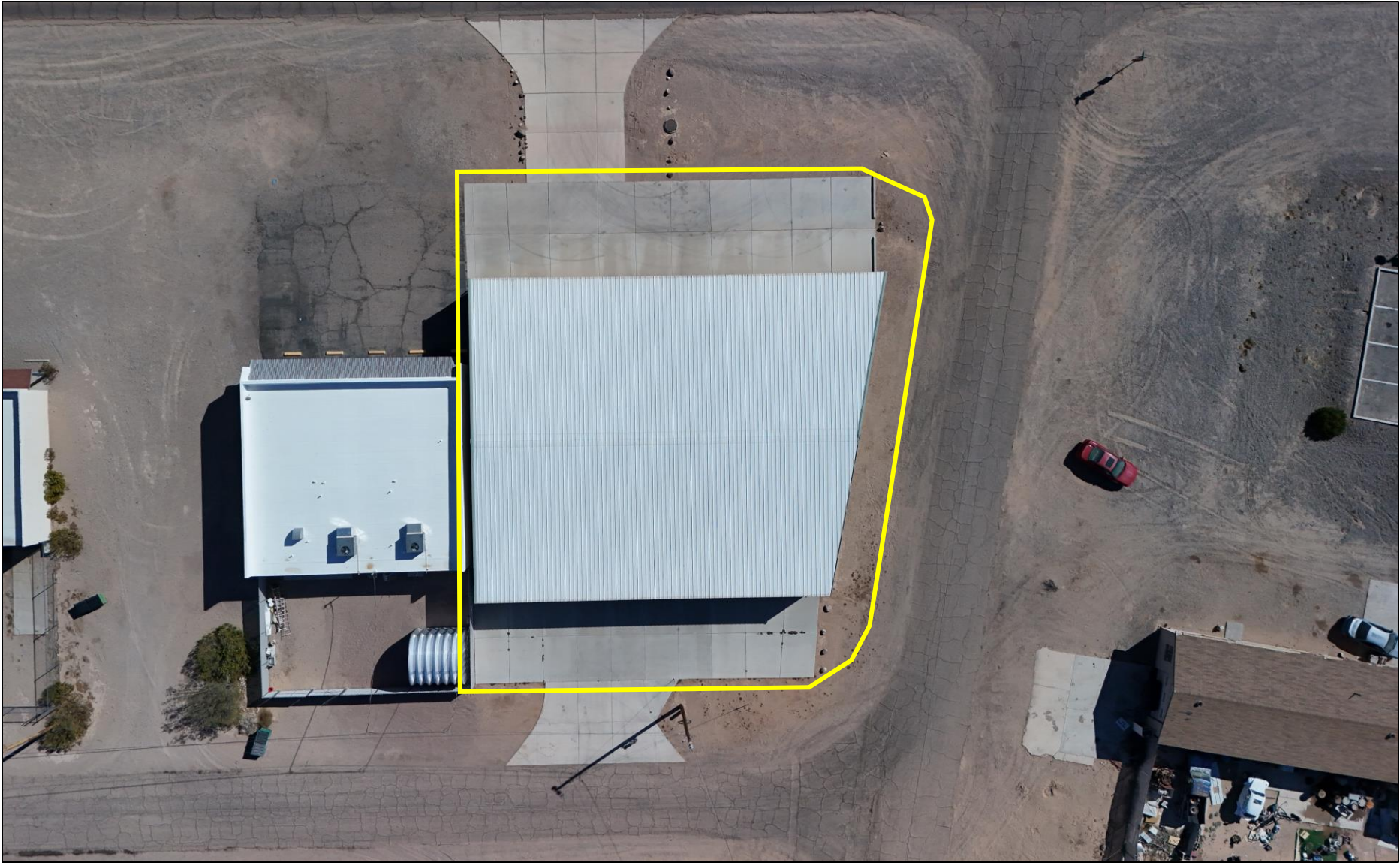
KC Boat Storage – Property Photos



KC Boat Storage – Property Photos



KC Boat Storage – Parcel View



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All communications and inquiries relating to a possible transaction should be directed to any of the following representatives of Drachman M&A Co. Under no circumstances should the management or employees of KC Boat Storage. or the Company be contacted directly without the approval of Drachman M&A Co.

Please contact Eric Whitaker for pricing, any questions, or if you need additional information.



Eric Whitaker

Director of Business Development

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Max Drachman

CEO

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Roy Drachman Realty Company

Roy Drachman: BR006575000

Roy Drachman Realty Company: CO002545000

Drachman M&A Co. Overview

Meet the Team:



Eric Whitaker
Director of Business Development

Eric Whitaker is leading Drachman M&A Co.’s expansion into the self-storage industry. With over a dozen years of hands-on experience managing and estimating multimillion-dollar construction projects, he has a proven track record of delivering results. Throughout his career, he has overseen large-scale projects, including rebuilding the infrastructure and operational systems at his previous employer to optimize efficiency and performance. His keen interest in self-storage began a decade ago, and he has closely monitored the market ever since. Eric will implement Drachman M&A’s proprietary strategies to help self-storage owners maximize their potential nationwide.
AZ:SA714734000



Max Drachman
Chief Executive Officer



Tyler Hartman
Managing Director



Jenni Keatseangsilp, MBA
Chief Operating Officer

Drachman M&A Co. brings unparalleled expertise to the world of self-storage transactions. With a proven track record in complex asset sales and acquisitions, we connect buyers and sellers to maximize value and achieve strategic goals. We are fully dedicated to supporting our clients’ needs principally in the areas of M&A transactions, valuation and strategic advice.

Our deep market knowledge, transparent approach, and commitment to client success make us the premier choice for those looking to expand or exit the self-storage market. Whether you’re looking to divest a portfolio or expand your holdings, we provide the insights and connections you need to thrive.